



**Columbia County Planning Commission
Proposed Agenda for December 18, 2025 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:

Chairman Mark Moody – Countywide
Vice Chair Emory Holloway – District 3

Jamie Lester – District 1
Russell Wilder – District 2

Ryan Cato – District 4

- A. CALL TO ORDER Chairman Moody
- B. INVOCATION Chairman Moody
- C. PLEDGE OF ALLEGIANCE Chairman Moody
- D. ROLL CALL / QUORUM Chairman Moody
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Moody
 - 1. (E1) December 4th, 2025
- F. APPROVAL OF THE AGENDA Chairman Moody
- G. PRESENTATION Chairman Moody
- H. DEBATE AGENDA Chairman Moody
 - 1. New Business
 - a. (H1a) Massage Operator's License
 - 1. (H1a1) **Massage Operator's License for Temika Hines dba Your Me Time Massage LLC**, 106 David Rd Suite E, Tax Map 082G Parcel 023. Massage at premise address and mobile massage services. Commission District 1. Staff Assignment Will Butler.
 - 2. (H1a2) **Massage Operator's License for Jordan Martin**, 2535 Falling Branch Lane, Tax Map 059 Parcel 092. Mobile massage services only. Commission District 3. Staff Assignment Will Butler.
 - b. Final Plat
 - 1. (H1b1) **Tillery Park Area 7**, 98 lots, Off Baker Place Road, Tax Map 051 Parcel 049F, 38.04 acres, and currently zoned PRD (Planned Residential Development). Commission District 4. Staff Assignment Danielle Montgomery.
 - c. Public Hearing
 - 1. (H1c1) **RZ25-12-01**, Minor S-1 (Special) Revision, 4575 Blanchard Woods Drive, Tax Map 066 Parcel 081F, 17.61 +/- acres, and currently zoned S-1 (Special). Commission District 3. Staff Assignment Nayna Mistry.
 - 2. (H1c2) **VA25-12-01**, Variance to Section 90-135 *Signs*, 4050 Jimmie Dyess Parkway, Tax Map 074A Parcel 019A, 0.51 +/- acres, and currently zoned C-2 (General Commercial). Commission District 2. Staff Assignment Danielle Montgomery.
 - 3. (H1c3) **VA25-12-02**, Variance to Section 90-53 *List of lot and structure requirements*, 223 Stonington Drive, Tax Map 078A Parcel 205, 0.47 +/- acres, and currently

zoned R-2 (Single Family Residential). Commission District 2. Staff Assignment Nayna Mistry.

4. (H1c4) **RZ25-12-04**, Rezoning from C-C (Community Commercial) to R-2 (Single Family Residential), 309 & 311 South Belair Road, Tax Map 073A Parcels 154 and 155, 0.49 +/- acres each, and currently zoned C-C (Community Commercial). Commission District 2. Staff Assignment Danielle Montgomery.
5. (H1c5) **RZ25-12-05**, Major PUD (Planned Unit Development) Revision, 5100 Pierce Court, Tax Map 072 Parcel 043T, 5.09 +/- acres, and currently zoned PUD (Planned Unit Development). Commission District 1. Staff Assignment Danielle Montgomery.
6. (H1c6) **RZ25-12-06**, Rezoning from R-1 (Single Family Residential) to C-C (Community Commercial), portions of 113 & 127 South Old Belair Road, portions of Tax Map 068 Parcels 018 & 019D, 3.20 +/- acres, and currently zoned R-1 (Single Family Residential). Commission District 2. Staff Assignment Dylan Douglas.
7. (H1c7) **RZ25-12-07**, Rezoning from R-1 (Single Family Residential) to S-1 (Special), portions of 113 & 127 South Old Belair Road, portions of Tax Map 068 Parcels 018 & 019D, 17.30 +/- acres in total, and currently zoned R-1 (Single Family Residential). Commission District 2. Staff Assignment Dylan Douglas.
8. (H1c8) **RZ25-12-08**, Rezoning from a split zoned R-A (Residential Agricultural) and M-1 (Light Industrial) for portions of the properties and a split zoned R-A (Residential Agricultural) and S-1 (Special) to S-1 (Special), 690 Louisville Road, 728 Louisville Road, 750 Louisville Road, 760 Louisville Road, off Baker Place Road, and off Interstate 20, Tax Map 051 Parcels 029, 030, 031, 032, and 044 and Tax Map 040 Parcel 055B, a total of 434.85 +/- acres, and currently split zoned R-A (Residential Agricultural) and M-1 (Light Industrial) for portions of the properties and a split zoned R-A (Residential Agricultural) and S-1 (Special). Commission District 4. Staff Assignment Will Butler.
9. (H1c9) **RZ25-12-09**, Rezoning from a split zoned R-2 (Single Family Residential) and S-1 (Special) to S-1 (Special), 638 & 600 Stevens Creek Road, Tax Map 084 Parcels 012 and 006C, 4.78 +/- acres and 24.92 +/- acres respectively, and currently split zoned R-2 (Single Family Residential) and S-1 (Special). Commission District 1. Staff Assignment Will Butler.
10. (H1c10) **RZ25-12-10**, Conditional Use for Fast Food, off Market View Parkway, Tax map 065 parcel 895G, 1.49 +/- acres, and currently zoned PUD (Planned Unit Development). District 3. Staff Assignment Will Butler

I. LEGAL MATTERS

County Attorney Driver

J. STAFF AND COMMISSIONER COMMENTS

Chairman Moody

K. PUBLIC COMMENTS AND PARTICIPATION

Chairman Moody

The next scheduled Planning Commission meeting is Thursday, January 15th, 2026 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.